

Samuel A. Newman (SBN 217042)  
sam.newman@sidley.com  
Genevieve G. Weiner (SBN 254272)  
gweiner@sidley.com  
SIDLEY AUSTIN LLP  
555 West Fifth Street  
Los Angeles, CA 90013  
Telephone: 213.896.6000  
Facsimile: 213.896.6600

Amy P. Lally (SBN 198555)  
alally@sidley.com  
SIDLEY AUSTIN LLP  
1999 Avenue of the Stars  
17th Floor  
Los Angeles, CA 90067  
Telephone: 310.595.9500  
Facsimile: 310.595.9501

Attorneys for Party in Interest  
Richard Saghian, an Individual

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**LOS ANGELES DIVISION**

In re ) Case No. 2:21-bk-18205-DS  
CRESTLLOYD, LLC, ) Chapter 11  
Debtor and Debtor-in-Possession. ) Assigned to: The Hon. Deborah J. Saltzman  
**DECLARATION OF RICHARD**  
**SAGHIAN IN FURTHER SUPPORT OF**  
**BUYER'S AND DEBTOR'S JOINT**  
**MOTION TO ENFORCE THE SALE**  
**ORDER**

Hearing:

Date/Time: To be determined  
Place: Courtroom 1639  
255 E. Temple St.  
Los Angeles, CA 90012  
**VIA ZOOMGOV ONLY**

Dkt. Ref. No. 395

**DECLARATION OF RICHARD SAGHIAN**

I, Richard Saghian, declare as follows:

1. I purchased the real property located at 944 Airole Way, Los Angeles, CA 90077 (the "Property") which was previously owned by Crestlloyd, LLC (the "Debtor"). I make this declaration in further support of *Buyer's and Debtor's Notice of Motion and Joint Motion (I) To Enforce the Sale Order, and (II) For Issuance of an Order to Show Cause Why Andre Mario Smith Should Not Be Held in Contempt of Court* [Docket No. 395] (the "Motion").<sup>1</sup> All statements set forth in this Declaration are based on my personal knowledge and my review of relevant documents. If called upon as a witness, I could competently testify to the facts set forth in this Declaration.

2. I am in the process of obtaining financing that would be secured by the Property. Accordingly, my agents have negotiated a loan transaction that was intended to be closed prior to October 4, 2022 (the "Loan Transaction"). The Loan Transaction has not yet closed due to the fact that Mr. Smith has created a cloud on title to the Property by recording the Fraudulent Deed.

3. In order to retain the benefits of the financing that my agents have negotiated, I must close the Loan Transaction by October 4, 2022.

4. If I am not able to close the Loan Transaction by October 4, 2022, I will suffer significant financial injury. I expect that this financial injury will be worsened over time due in part to the upward movement of interest rates as compared to my negotiated rate for the Loan Transaction.

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on this 19th day of September, 2022 at Los Angeles, California.

Date: 9/19/2022

By: 

Richard Saghian

<sup>1</sup> Capitalized terms used but not otherwise defined herein have the meaning ascribed to such terms in the Motion.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
Sidley Austin LLP, 555 West Fifth Street, Los Angeles, CA 90013

A true and correct copy of the foregoing document entitled (*specify*): **DECLARATION OF RICHARD SAGHIAN IN FURTHER SUPPORT OF BUYER'S AND DEBTOR'S JOINT MOTION TO ENFORCE THE SALE ORDER** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On September 19, 2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On September 19, 2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on September 19, 2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 19, 2022

Date

Pamela Santos

Printed Name

/s/Pamela Santos

Signature

**SERVICE LIST  
(Via NEF)**

1	Kyra E Andrassy kandrassy@swelawfirm.com; lgarrett@swelawfirm.com; gcruz@swelawfirm.com; jchung@swelawfirm.com
2	Todd M Arnold tma@lnbyg.com
3	Jerrold L Bregman jlbregman@bg.law; ecf@bg.law
4	Ryan Coy rcoy@bg.law; ecf@bg.law
5	Marguerite Lee DeVoll mdevoll@watttieder.com; zabrams@watttieder.com
6	Karol K Denniston karol.denniston@squirepb.com; travis.mcroberts@squirepb.com; sarah.conley@squirepb.com; karol-k-denniston-9025@ecf.pacerpro.com
7	Oscar Estrada oestrada@ttc.lacounty.gov
8	Danielle R Gabai dgabai@danninggill.com; dgabai@ecf.courtdrive.com
9	Thomas M Geher tmg@jmbm.com; bt@jmbm.com; tmg@ecf.courtdrive.com
10	David B Golubchik dbg@lnbyg.com; stephanie@lnbyb.com
11	Andrew Goodman agoodman@andyglaw.com; Goodman.AndrewR102467@notify.bestcase.com
12	Jonathan Gottlieb jdgt@lnbyg.com
13	James Andrew Hinds jhinds@hindslawgroup.com; mduran@hindslawgroup.com, mduran@hindslawgroup.com
14	Robert B Kaplan rbk@jmbm.com; rbk@ecf.courtdrive.com
15	Jane G Kearl jkearl@watttieder.com
16	Jennifer Larkin Kneeland jkneeland@watttieder.com; zabrams@watttieder.com
17	Michael S Kogan mkogan@koganlawfirm.com
18	Noreen A Madoyan Noreen.Madoyan@usdoj.gov
19	John A Moe john.moe@dentons.com; glenda.spratt@dentons.com; derry.kalve@dentons.com
20	Samuel A Newman sam.newman@sidley.com; samuel-newman-2492@ecf.pacerpro.com; laefilingnotice@sidley.com
21	Ryan D O'Dea rodea@shulmanbastian.com; lgauthier@shulmanbastian.com
22	Sharon Oh-Kubisch sokubisch@swelawfirm.com, gcruz@swelawfirm.com; lgarrett@swelawfirm.com; jchung@swelawfirm.com
23	Hamid R Rafatjoo hrafatjoo@raineslaw.com; bclark@raineslaw.
24	Ronald N Richards ron@ronaldrichards.com; 7206828420@filings.docketbird.com
25	Joseph M Rothberg jmr@lnbyg.com
26	Victor A Sahn victor.sahn@gmlaw.com; vsahn@ecf.courtdrive.com; pdillamar@ecf.courtdrive.com; patricia.dillamar@gmlaw.com; Karen.Files@gmlaw.com
27	William Schumacher wschumac@milbank.com; autodocketecf@milbank.com
28	Zev Shechtman zshechtman@DanningGill.com; danninggill@gmail.com; zshechtman@ecf.inforuptcy.com
29	Lindsey L Smith lls@lnbyb.com; lls@ecf.inforuptcy.com
30	Paul Sorrell psorrell@lavelysinger.com
31	Howard Steinberg steinbergh@gtlaw.com; pearsallt@gtlaw.com; lalitdock@gtlaw.com
32	United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov
33	Genevieve G Weiner gweiner@sidley.com; laefilingnotice@sidley.com; genevieve-weiner-0813@ecf.pacerpro.com
34	Jessica Wellington jwellington@bg.law; ecf@bg.law

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

**SERVICE LIST  
(Manual Notice)**

Concierge Auctions, LLC  
405 Lexington Avenue, 26th Floor  
New York, NY 10174

Katharine E Dernier  
DENTONS US LLP  
4520 Main Street, Suite 1100  
Kansas City, MO 64111-7700

Christopher Gaiamo  
SQUIRE PATTON BOGGS (US) LLP  
2550 M Street, NW  
Washington, DC 20037

Levene, Neale, Bender, Yoo & Golubchik LLP  
2818 La Cienega Avenue  
Los Angeles, CA 90034

Gregory Morrow  
The Morrow Group  
10401 Wilshire Blvd., Ste 1102  
Los Angeles, CA 90024

Robert F Scoular  
DENTONS US LLP  
601 South Figueroa Street, Suite 2500  
Los Angeles, CA 90017-5704

Martin D Singer  
Lavelly & Singer Professional Corporation  
2049 Century Park East Ste 2400  
Los Angeles, CA 90067-2906

Andre Mario Smith  
7938 Broadway #1263  
Lemon Grove, CA 91946

The Beverly Hills Estate and Compass  
8878 Sunset Boulevard  
West Hollywood, CA 90069